This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040472

Davidson County DEEDWARR
Recvd: 11/30/05 10:52 2 pgs
Fees:12.00 Taxes:0.00
20051130-0143902

Send Tax Bills To:
SAME AS NEW OWNER

QIANA L. BRADFORD + PATRICK SEALES
New Owner is:
4485 Frost Street
Nashville, TN 37214

MAP: 62-02-0-B
PARCEL: 97.00

CORRECTION WARRANTY DEED
THIS DEED IS BEING RERECORDED TO CORRECT THE LEGAL DISCRIPTION
Recorded in Inst No. 20041008-0121804

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Beazer Homes Corp. dba Phillips Builders**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Qiana L. Bradford and Patrick Seales**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee being described according to survey dated 9/26/01 by Steven D. Delle, Tennessee Registered Land Surveyor, No. 1710, as follows:

Being Lot No 26 of the Abbington Park Subdivision, Phase 1, Section 3, 1st Amendment, of record in Plat 20040728-0090230, Registers Office for Davidson County, Tennessee.

Being part of the same property conveyed to Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee Corporation by Warranty Deed from J.E.Stevens, Trusteee dated October 31, 2001, recorded October 5, 2001, in Book 20011050108947, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

_____
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 25 day of October, 2005.

GRANTOR:

_____

Beazer Homes Corp. dba

Phillips Builders by

Ruth Lyon, agent **Agent**

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Ruth Lyon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who who upon her oath acknowledged herself to be the agent of **Beazer Homes Corp. dba Phillips Builders** with the named barigainor and that she as such agent, executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and seal on this the 25th day of October, 2005.

Rebecca K. White
Notary Public

REBECCA K. WHITE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/24/08

My Commission Expires MAY 24, 2008

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

_____
Affiant

MELISSA L. SAUNDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SWORN TO and subscribed before me this 21 day of November, 2005

Melissa Saunders

MY COMMISSION EXPIRES JULY 19, 2008